

**Annual Progress Report
on Implementation of the
Housing Element**

**(General Plan Report requirement pursuant to
Section 65400 of the Government Code)**

Jurisdiction: City of Delano

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Report Period: January 1, 2004 To December 31, 2004

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued

287 Residential Permits were issued 01-01-04 through 12-31-04

0 Permits were for rent-restricted multi-family units

2. Describe the affordability, by income level, of new units including the number of deed-restricted affordable housing unit.

In 2004, the City of Delano continued to offer a First Time Homebuyer Assistance program, which resulted in 14 new homes being constructed with 20-year affordability covenants. Twelve of these homes were purchased by low income families; two were purchased by very-low income families.

The Kern County Housing Authority constructed 20 new single family rental units for low and very-low income residents. Eighteen units were designated for very-low income families; two units were designated for low-income families. These units are part of a larger subdivision with additional units to be constructed in the future.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate):

	RHNA	Actual permits in 2004:
Very Low Income	632	20
Low Income	535	14
Moderate/Above Mod Income	977	253

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

The City of Delano has adopted and implemented 18 of 26 designated programs identified in the City of Delano General Plan Housing Element. Three of the programs identified in the City's Housing Element are either being implemented on an informal, case-by-case basis or are in the process of being adopted. A detailed description and analysis of the Housing Element programs is included in Attachment Number 1.

2. Assess effectiveness of actions and outcomes.

During 2004 and into 2005, prices for single family homes within the Delano community increased dramatically. The City and Redevelopment Agency continue to work with Self-Help Enterprises to review local housing assistance programs on an ongoing basis to ensure that assistance programs address the housing needs of very-low and low income families. Although the level of assistance per family was not adjusted during 2004, a 2005 review indicated a need for a substantial increase in per family unit assistance for the City's First Time Homebuyer Program. This adjustment was approved by the City Council in 2005.

The City's Comprehensive Code Enforcement Program successfully addressed a number of housing related issues during 2004 including illegal, substandard structural additions, abandoned vehicles, and assorted health and safety issues. The City continues to allocate substantial resources to this effort, which resulted in both visual and quality of life improvement to our city residents.

A General Plan review was in progress during 2004 and completed in 2005 to ensure the adequacy of the plan to address current and future housing needs.

C. Progress toward mitigating governmental constraints identified in the housing element.

1. Development Standards and Land Use Controls

The City has maintained its development standards for all affordable and market-rate housing units. During 2003, the City's Zoning Ordinance was under a comprehensive review and a new ordinance was subsequently adopted in 2004.

The City is always receptive to creative solutions for housing development within the community, with special attention focused on the redevelopment project area.

2. Fees and Processing Times

Due to extreme budgetary pressures, the City has not been able to waive or reduce building or planning department fees. A comprehensive fee schedule is in place and available at all times for public review. In addition, the City has contracted for a computerized building permits system to increase efficiency, reduce processing time, and enhance the collection of housing affordability data. The system was introduced on a test basis in 2004 with full implementation anticipated in 2005.

The City Planning and Building Divisions do provide special technical assistance and priority to affordable housing developments.

3. Code Enforcement

The City implemented a comprehensive and extremely successful code enforcement program during 2004. The program includes a full time code enforcement officer as well as additional services provided by an outside private business under contract with the City of Delano.

Attachment Number 1

(Housing Element Programs status, as of December 2005)

Housing Element Programs:

- 1.1.1 Biennial Evaluation:** Conduct a biennial update of the City's inventory of available sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs. Actions to ensure an adequate supply of housing sites include changing the zoning on vacant parcels that are zoned non-residential.

Status: Ongoing.

- 1.1.2 Second Unit/Accessory Units:** Actively encourage the use of second units in single-family residential areas in meeting the City's low- and moderate-income housing objectives where such second units would neither adversely affect nor alter the character of the surrounding single-family neighborhood. The City will encourage the use of second units by providing information and forms that will inform the community of requirements for second units and help to facilitate the approval process.

Status: Ongoing with flyers available at the City's Senior Center, Library, Recreation Center, and City Hall.

- 1.2.1 Monitor At-Risk Projects:** One year prior to each required Housing Element update, determine the status of financial incentives for assisted housing projects to determine whether income restrictions on such projects are "at risk" of being lifted, thereby terminating the "affordability" of the project. Where assisted housing projects are "at risk," develop strategies to preserve their affordability.

Status: Future project.

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- 1.2.2 Housing Rehabilitation Program:** Assist applicants in accessing home rehabilitation loans for low- and moderate-income housing, and self-help housing projects. The City will assist applicants in accessing rehabilitation loans by creating brochures that identify what loans are available and the processes by

which these loans are granted. In addition, City staff will provide technical review of forms to ensure that applicants have provided all essential information.

Status: Ongoing with flyers currently available (in English and Spanish) and distributed by the City in conjunction with Self-Help Enterprises at the Senior and Recreation Centers, City Hall, and Library.

1.2.3 Community Education Regarding the Availability of Rehabilitation

Programs: Provide information to very low- and low-income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media.

Status: Ongoing.

1.2.4 Housing Condition Survey: Maintain a current housing condition survey of all housing units within the City. This survey should include the number of units in need of rehabilitation or replacement.

Status: Survey to be completed in 2006

1.2.5 Rental Rehabilitation Program: Provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will provide financial assistance by applying for CDBG and HOME funds and the redevelopment agency will allocate funds for rental rehabilitation. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable.

Status: Funding currently available through the City's Community Development Block Grant funded Housing Rehabilitation Program on a limited availability basis. As a future program, the City anticipates applying for rental rehabilitation funds for large-scale projects.

1.2.6 Code Enforcement: Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, abatement of vehicles, and water conservation violations.

Status: Ongoing. The City implemented a comprehensive and extremely successful code enforcement program during 2004. The program includes a full time code enforcement officer as well as additional services provided by an outside private business under contract with the City of Delano.

- 1.3.1 Energy Conservation Program:** In concert with Southern California Edison and The Gas Company, implement an energy conservation program. Minimize costs of space heating and cooling in new and existing dwelling units.

Status: Future program

2.1.1 Affordable Housing Program Inventory; Pursue Available Projects.

Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs will be applied for by the City. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued.

Status: Initiated but not yet fully implemented.

- 2.2.1 Partnership Program:** The City will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the City's supply of affordable housing.

Status: Ongoing. The City is hopeful that a joint housing project between the City, the Redevelopment Agency, Self-Help Enterprises, and Habitat for Humanity will develop during 2006.

- 2.2.2 Support Non-Profit Housing Sponsors:** Support non-profit corporations in their efforts to make housing more affordable to very low and low-income households. This effort will include supporting grant applications, identifying

available sites for housing development, and City involvement in the development of such sites.

Status: Ongoing. The City is hopeful that a joint housing project between the City, the Redevelopment Agency, Self-Help Enterprises, and Habitat for Humanity will develop during 2006.

- 2.3.1 Maintain a Streamlined Application Process:** Continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications.

Status: Ongoing. A fully computerized building permit system was initiated in 2004 and fully implemented during 2005. The system will be continuously monitored for effectiveness and efficiency.

- 2.3.2 Density Bonus Ordinance:** Monitor statutory requirements for municipal density bonus requirements.

Status: Ongoing.

- 2.3.3 Use of Density Bonuses:** Grant density bonuses for the provision of affordable housing units as required by State law. The City will promote the use of density bonuses by providing information and brochures to developers, which explain the benefits and opportunities to both developers and residents in utilizing the density bonus program.

Status: Ongoing as requests are made.

- 2.3.4 Priority Building Inspections for Affordable Housing Projects:** The City will give priority to low, very low-income, and large rental unit housing projects for the building inspections that are carried out during various stages of the construction process.

Status: Ongoing.

2.4.1 Community Information: Undertake a program to provide information to the community about annual incomes for typical occupations and the equivalent "buying power" of these incomes in today's housing market, including the annual income ranges of "very low," "low," and "moderate" incomes, and of the typical occupations that fall into these categories.

Status: Program rescheduled for completion of materials and initiation of education program by end of 2006.

2.4.2 Marketing Materials: Prepare marketing materials to be provided to the building industry, outlining opportunities for the development of new above moderate-income single-family housing within Delano.

Status: Future project.

2.4.3 Meet with Potential Developers: Actively seek out, prepare and distribute informational materials and conduct an annual meeting with potential developers of downtown infill sites, as well as potential developers of above moderate-income housing as a means of generating interest on their part to undertake residential projects within the City.

Status: Ongoing.

2.4.4 Housing for Existing Very Low- and Low-Income Residents: Utilize CDBG funds for infrastructure improvements and available Federal, State, and local housing development programs to undertake development of housing projects for Delano's existing very low- and low-income households who are living in dwellings that are in need of replacement.

Status: Ongoing.

3.1.1 Cooperative Association: Continue to refer cases and questions to HACK for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create a brochure for submitting complaints and will be available at City Hall in the Community Development Department.

Status: Ongoing with information on fair housing laws in English and Spanish to be posted at the Senior and Recreation Centers, City Hall, and Library.

3.2.1 Housing Opportunities for Special Needs Groups: Provide housing opportunities to meet the special housing needs of farmworkers (see also Program 3.2.4), elderly, disabled, large families, and the homeless (see also Program 2.1.1) by giving priority funding to development projects that include a component for special needs groups in addition to other lower-income households. The City will implement priorities based on community needs; to ensure adequate housing for all residents within special needs groups. The City will also prioritize redevelopment funds based upon the needs of the community.

Status: Ongoing.

3.2.2 Coordination with Agencies serving the Homeless: The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs and employment programs/job referrals for the homeless.

Status: Ongoing.

3.2.3 Remove Constraints on the Production of Housing for Disabled Residents: The City will analyze and determine whether its development policies and ordinances create any constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, which was enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Status: Completed. Ongoing monitoring.

3.2.4 Coordination with Agencies serving the Farmworkers: The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs, and employment programs/job referrals for the farmworkers (permanent and migrant). All available local, State, Federal, and private affordable housing

programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued.

Status: Future project.

3.2.5 Remove Constraints on the Production of Housing for Multifamily

Residential: The City will complete an ordinance text amendment to replace the Conditional Use Permit approval requirement for development of multiple family dwellings in R-2, R-3, and R-4 zones by a staff-administered Site Plan Review process, whereby development standards contained in the ordinance will be applied by staff through a ministerial process. There would be no difference in architectural or design standards applied to farmworker housing, transitional housing and homeless shelters as compared with standard apartment residential construction.

Status: Completed.